Development Management - Delegated Officer Report

Application Number: AWDM/0478/22 Recommendation – Approve

Site: 18 Falcon Close, Shoreham-By-Sea

Proposal: Two-storey rear extension to north elevation (to replace existing extension). Renewal of AWDM/0507/17 not implemented.

Date of site visit: 28 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling. It has a large flat roofed rear single storey extension with conservatory attached. It is proposed to demolish this extension and construct a two storey extension across the full width of the house, 3.7m deep, which is not as deep as the existing extension. It will have a two hipped roofs separated by a central flat roof.

Relevant site history

AWDM/0507/17 - Two-storey rear extension to north elevation (to replace existing extension).

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments.

Representations

Objection received from occupier of 19 Falcon Close:

- The only natural light that is available on the east side of our property, would be completely blocked by the new upstairs west side bedroom on this proposal.
- We also are concerned that the new bedroom will fully overlook our back garden, which currently has privacy.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension will be quite large and, despite being at the rear, it will be visible from public views, specifically from a garage block at the rear of the site and a public footpath which runs along the east side of No.18. There are no other two storey extensions at the rear of the houses at the north end of Falcon Close but there are examples of large dormer roof extensions.

On balance, while large and visible from limited viewpoints, the roof is set down below the ridge of the original house and the extension is not considered to cause serious visual harm.

The front of the building and the appearance from Falcon Close remains unchanged, except for the replacement of the existing timber and glass balcony with a steel and glass balcony. This is considered to be a minor alteration which does not materially affect the appearance of the building.

Residential amenity

The public footpath provides good separation to 17 Falcon Close to the east and ensures that the extension will not breach the ‘45 degree rule.’ To the west, No.19 has a large single storey flat roofed rear extension and no first floor rear windows close to the boundary. Consequently, there is no loss of light or outlook for those occupiers.

Overlooking of neighbouring gardens will occur but it is not considered to be significantly worse than that which already occurs and it is a common occurrence between buildings in a residential area.

Dwellings to the rear are a sufficient distance to not be adversely affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

Is recommendation contrary to letter(s) of representation? Y

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PFA

Case Officer: Peter Barnett Date: 25 April 2022

Authorised by: Gary Peck Date: 25 April 2022